



November 2, 2006

Subject: The Land Development Ordinance Committee

The Land Development Ordinance Committee (LDOC) met Thursday, November 2, 2006, at 4 p.m., in the second floor Seminar Room located at The Plaza, 100 W. Innes Street, to discuss rewriting Salisbury's ordinance code. In attendance were Jake Alexander, George Busby, Bill Burgin (Co-chair), John Casey, Steve Fisher, Mark Lewis (Co-chair), Brian Miller, Jeff Smith, Bill Wagoner, and Victor Wallace

Absent—Karen Alexander, Phil Conrad, Rodney Queen, Johnny Safrit, and Dee Dee Wright

Staff Present – Janet Gapen, Dan Mikkelson, Preston Mitchell, Diana Moghrabi, Joe Morris, David Phillips, Lynn Raker, and Patrick Ritchie

The meeting was called to order with Bill Burgin (Co-chair) presiding. The minutes of the October 25, 2006, meeting were accepted as published.

HOUSEKEEPING

Mr. Safrit has been out due to health issues. Mr. Burgin will give Dee Dee Wright a call.

Joe Morris provided an updated schedule for future meetings. The next meeting is scheduled for Wednesday, November 8, from 4–6 p.m. in the Plaza Seminar room. It was decided that the committee would not meet December 27 and added January 3, 2007.

The City of Salisbury Planning Department is taking reservations for training scheduled November 30 by Centralina Council of Governments that includes a discussion on Conditional Districts. Flyers about the training have been distributed. Two vans have been reserved to take the group to Matthews. Dinner is included with registration.

MAP CONVERSIONS

Janet Gapen provided maps and a handout that listed zoning districts that are not direct zoning conversions under the new code. Changes from last meeting were signified by bold typeface. These are available on the Web site. <http://www.salisburync.gov/lm&d/ldoc/index.html> The

Planning Board should consider these conversions carefully; Janet Gapen will provide an inventory when Planning Board reviews the conversions.

Discussion about the map conversions included #15 on the list—property owned by Livingstone College at the corner of Jake Alexander Boulevard and Brenner Avenue. It is proposed to convert from B1 to CMX. The committee believes the intention is that this property will not be residential and that zoning should not be influenced by surrounding residential zoning.

Number 17 on the list is property at Salisbury Village on Jake Alexander Boulevard. This property will convert from B7 to CMX. Number 18 on the list is the John Leatherman Development at the south side of Mooresville Road on Jake Alexander Boulevard. This property will convert from B1 to RMX rather than HB. Number 20, on N. Long Street between Cemetery and Liberty Streets, will convert from M2 to CMX. It was noted that Chris Bradshaw was uncomfortable with CMX; other possibilities were HI or HB. It was recommended that staff check Karen Alexander's warehouses against the small area plan along with #21 which is the mill at Park Avenue neighborhood. Numbers 23 was approved as submitted. **Number 26 on the table the committee decided to convert both areas along S. Boundary Street to CMX rather than HB and LI.** Two more property conversions will be discussed at the next meeting.

CHAPTER SUMMARIES

Preston provided handouts of Chapter 5 (draft date November 1), Chapter 3 (page 3-10), Chapter 4, page 4-7, and the use Matrices that reflected changes from the last meeting.

It was noted that nursing homes are a 24-hour group care which is found in 2-7. On the issue of housing services for the elderly, Janet read the standards (3-9) and Dan read the definition which needs to be rewritten. The term *congregate living* should be cleaned up for assisted living. The committee wanted to know more about Assisted Living Facilities and state requirements. Staff will do some research on this and asphalt plants distance requirements.

The discussion on page 4-7 was inspired by the Starbucks guardrail that is considered by many to be unattractive. It is recognized that such protection is sometimes necessary for circular or vehicular movement but the committee questioned whether this could be screened in some way that makes it more attractive—particularly for a main corridor.

George Busby submitted a number of comments on Chapter 5 to staff for their review. It was proposed that on page 5-21 staff should take out “mechanical” requirements.

The committee took the opportunity to hold the City of Salisbury to the same standards the City requires of developers and others.

Preston Mitchell stated that it is not recommended by the Institute of Governments to roll out parts of the Land Development Ordinance to the Planning Board prior to the vote of this committee.

The meeting was adjourned at 6:00 p.m.

DM